

LIST OF STANDARD CONSTRUCTION MATERIALS: SMART II SERIES 1-2568

| Section 1 Materials and equipment for the elderly and health | |
|---|---|
| Lift | None |
| Air ventilation equipment | PM 2.5 prevention and clean air ventilation equipment by PD Fresh Airflow model Fresh I , wall mounted in the bedrooms and bathrooms except maid room-maid bathroom (if any) |
| Elder room floor | Shock absorb Safety Floor – PVC type, by KRONOTEX with PVC floor skirt |
| House entrance ramp | Coarse polished cement, as drawing |
| Door for elder bathroom | White Wood Plastic Composite (WPC) door, hanging sliding type, 1.00 meter wide. With grove pattern (MN80-P01G05, MN80-P01G05 or MN80-P01G08 to be chose later) and sliding rail, equipment and white rail cover by MOHNE' |
| Elder Bathroom | “AMERICAN STANDARD” or COTTO” (White color) |
| Water closet | 2 pieces water closet by COTTO: C1302 SYDNEY with 2 functions rinsing spray set model CT980H#WH(HM) and stop valve model CT179N(HM) |
| Wash basin | COTTO: For All SC00537, wall hang type, with water inlet hose model CT683(HM) |
| Wall mounted faucet for shower | AMERICAN STANDARD: ARC A-J56-10 with 5 functions shower head set model MILANO F46044-CHACT |
| Wash basin faucet | COTTO: CT1058(HM) |
| Wall mounted faucet | AMERICAN STANDARD: BASIC F22077-CHADY |
| Towel bar | AMERICAN STANDARD: CONCEPT RK-2801-46-N |
| Soap holder | AMERICAN STANDARD: CONCEPT RK-2801-42-N |
| Tissue holder | AMERICAN STANDARD: CONCEPT RK-2801-43-N |
| Mirror | AMERICAN STANDARD: SASSI LQ-02 |
| Bathroom floor drain | COTTO: CT6406Z4P (size 100 c.m.) 1 point installed in front of the sliding door with 1 piece of odor trap floor drain model A-8200-N |
| Safety accessory for Elder bathroom | Foldable support arm COTTO: CT0190 L shape handrail COTTO: CT751L/R#SA(HM) |
| Swimming Pool | None |
| Section 2 Materials and equipment for Energy-Efficiency and Heat Insulation | |
| Solar water heater | None |

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| Heat prevention beneath the roof | 3 inches thick insulator by “STAY COOL”: Premium placed on ceiling beneath upper and lower roof level (except garage, upper, lower terrace area external ceiling and Insulated Roof). For the concrete roof or concrete floor, 6 inches thick “STAY COOL”: Premium is used. |
| Roofing materials | Ceramic Metal Roof : Casa Spain – Premium color by PD Insulated , (choose the color later) or Ceramic Metal Roof : Snaplock – Premium color by PD Insulated (choose the color later) with “Dry ridge system” , stainless steel valley through#24 |
| Exterior/ interior wall material | 7.5 cm. thick Autoclave concrete with plastering and skim coat. |
| Sanitary ware (Water saving) | “AMERICAN STANDARD” or COTTO” (White color) |
| Water closet | For general bathroom, AMERICAN STANDARD: STD LOVEN TF-2133SC-WT-0 with rinsing spray set model STD A-4900-ST and stop valve model STD A-4401 |
| Section 3 Eco-Friendly Materials and Equipment | |
| General first floor and upper floor materials | 8 mm. thick laminated floor by “INOVAR”: Exquize or equal with PVC floor skirt. |
| Wooden stair set | A set of Engineered Wood by ACON or BEAVER WOOD color coated from the factory |
| Stair tread | Size 250x30 mm. |
| Riser | Size 200x20 mm. |
| Handrail | Size 75x50 mm. |
| Post | Size 100x100 mm. |
| Baluster | Size 50x50 mm. |
| Sub-baluster | Size 125x25 mm. |
| Landing | 30 mm. thick, 2 pieces (V groove connect) |
| Eave ceiling | Vinyl board by “SCG”: Solid Board or equal with Zinc galvanized studs#26. or equal |
| Decorated wall (If any) | In case of fiber cement decorated wall, use “SCG” or “CONWOOD” or Wood Plastic Composite (WPC) - PD WOOD by Maxis Wood model CX-002 teak color or as drawing specified. |

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| Interior Doors | |
|---|---|
| General interior door/ Bedroom/ Storage room (if any) | Laminated engineered wood door model LMD -001-006 (choose color later) with white wood pattern film coated Wood Plastic Composite (WPC) door frame model Ultra series 3 by “PD WOOD” |
| Hung type sliding door (if any) | Laminated engineered wood door model LMD -001-006 (choose color later) by “PD WOOD” with white colored Parawood door frame by BEAVER WOOD |
| Door for maid room/ maid bathroom/ general bathroom (interior door) | White Wood Plastic Composite (WPC) door model C-WPC-001-003, 008, 011, 012 and white wood pattern film coated Wood Plastic Composite (WPC) door frame model Ultra series 3 by “PD WOOD” |
| Door for kitchen/ garage/ maid bathroom (exterior door) | White Wood Plastic Composite (WPC) door with steel structure model C1-WPC-001-003, 008, 011, 012 and white wood pattern film coated Wood Plastic Composite (WPC) door frame model Ultra series 3 by “PD WOOD” |
| Door for storage room under stair (if any) | White uPVC door panel with louver |
| Door for electric control unit panel | White uPVC door panel with louver |
| Facia | Fiber - cement board by “CONWOOD”: Two in One , primer paint coated type or “SCG”: 6”, 8” primer paint coated type or equal. |
| Treatment Tank | Fiberglass tank by “DOS”: ST-21/GY or “PP”: Ecotank or equal (put underground). |
| Grease trap Tank | Fiberglass tank by “DOS”: GT-09/BK-40 or “PP”: GT-30UG (put underground). |
| Section 4 Construction technology and innovative materials and equipment | |
| Concrete Structure | |
| Footing/Column /Beam/ Staircase/ Bathroom tray | Prefabrication structure with Multi Joint Lock System. Some parts of structure are cast-in-place as engineer specified. |
| General concrete plank | Prestressed planks by D-CON or PCM or equal. Some parts of structure are cast-in-place as engineer specified. |
| Exterior Door/Window | |
| Door to Terrace / Balcony/ main entrance | White vinyl sliding door by “WINDSOR”: Right Xtend with 5 mm. thick clear green glass. |

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| General Window | White vinyl window by “ WINDSOR ”: Right Xtend or equal with 5 mm. thick clear green glass. |
| Bathroom Window | White vinyl window by “ WINDSOR ”: Right Xtend with 5 mm. thick frosted glass. |
| Plastering Material | Mortar cement by “ SCG ”, “ INSEE ”, “ TPI ”, “ SINGHA MORTAR ” or equal with skim coat. For exterior wall, protective formula mortar “ PD Mortar Plus ”+ Fiberglass mesh is used. |
| Roof Truss | Alu-zinc (AZ-150) or SuperDyma coated high strength steel structure with screw and nut system as engineer specified. |
| Handrail | Vinyl handrail by “ WINDSOR ” as specified drawing (steel/ stainless). |
| Section 5 General Construction Materials and Equipment | |
| STRUCTURE | |
| Piling | <p><u>Bangkok area and surrounding area</u></p> <p>One storey house pre-stressed concrete pile I-22, length does not exceed 10.00 m. (2 piles welded connection)</p> <p>Two storey house pre-stressed concrete pile I-22, length does not exceed 16.00 m. (2 piles welded connection).</p> <p>Three storey house pre-stressed concrete pile I-22, length does not exceed 21.00 m. (2 piles welded connection)</p> <p>In case driven pile cannot be used, drilled pile as engineer specified is used (extra cost)</p> <p><u>Provincial area (stiff soil),</u></p> <p>One storey house pre-stressed concrete solid square pile 22 X 22 cm., length does not exceed 8.00 m. is used.</p> <p>Two -3 storey house pre-stressed concrete solid square pile 22x22 cm. length does not exceed 10.00 m. is used.</p> <p>In the area where pile cannot be driven, soil bearing foundation as engineer specified is used.</p> |
| Floor of washing area | Reinforced concrete slab (on ground) as engineer specified |
| Entrance pavement | N/A |
| Concrete | Ready mixed concrete by SCG, INSEE, TPI |
| Floor Level | |
| Lower floor | 0.50 meter high from the ground or as specified in the drawing (In case of multilevel floor). |
| Upper floor | As specified in drawing |

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| Flooring Materials | |
|---|---|
| Master bathroom floor | Porcelain tile (price does not exceed 400 bath/sq.m.) |
| General bathroom floor | Porcelain tile (price does not exceed 300 bath/sq.m.) |
| Elder bathroom floor | Porcelain tile, anti-slip type (price does not exceed 300 bath/sq.m.) |
| Kitchen floor | Porcelain tile (price does not exceed 300 bath/sq.m.) with PVC floor skirt or equal |
| Laundry floor (if any) | Porcelain tile (price does not exceed 300 bath/sq.m.) with PVC floor skirt or equal |
| Maid room floor | Porcelain tile (price does not exceed 250 bath/sq.m.) with PVC floor skirt or equal |
| Maid bathroom floor | Porcelain tile (price does not exceed 250 bath/sq.m.) |
| Main entrance terrace | Porcelain tile (price does not exceed 400 bath/sq.m.) with aluminum stair nose |
| General terrace floor | Porcelain tile (price does not exceed 300 bath/sq.m.) with aluminum stair nose (if there's stair) |
| General balcony floor | Porcelain tile (price does not exceed 300 bath/sq.m.) |
| Waterproofing system for terrace/balcony/toilet floor | the paint type waterproofing system, TOA Cement Waterproof with fiberglass mesh or equal will be applied. |
| Storage room floor | Porcelain tile (price does not exceed 250 bath/sq.m.) |
| Parking floor | Coarse polished cement. |
| Entrance pavement | N/A |
| Footpath (If any) | Coarse polished cement. |
| Washing area | Porcelain tile (price does not exceed 300 bath/sq.m.) with aluminum stair nose (if there's stair) |
| Wall Decoration Materials | |
| Master bathroom wall | Porcelain tile (price does not exceed 400 bath/sq.m.) height does not exceed 2.40 m. with PVC tile trim |
| General bathroom wall | Porcelain tile (price does not exceed 300 bath/sq.m.) height does not exceed 2.40 m. with PVC tile trim |
| Elder bathroom wall | Porcelain tile (price does not exceed 300 bath/sq.m.) height does not exceed 2.40 m. with PVC tile trim |

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| Maid bathroom wall | Porcelain tile (price does not exceed 250 baht/sq.m.) height does not exceed 2.40 m. with PVC tile trim |
| Decorated wall (If any) | Natural color granite by “ BEZEN ” 2”x9” or “ KENZAI ” : Granite tile 2”x8” (price does not exceed 700 baht/sq.m.) or equal, spaced grooves. |
| Ceiling | |
| Exterior ceiling (Balcony/Garage) | Beveled edge moisture resistant gypsum 9 mm. thick by “ SCG ” or “ GYPMANTECH ”. with galvanized metal studs#26 |
| General interior ceiling | Beveled edge gypsum board 9 mm. thick by “ SCG ” or “ GYPMANTECH ” with galvanized metal studs#26. 1 set of 60x60 cm. instant service access on the second-floor ceiling. |
| Bathroom ceiling | Beveled edge moisture resistant gypsum board 9 mm. thick by “ SCG ” or “ GYPMANTECH ” with galvanized metal studs #26 |
| Ceiling for maid room/ storage | Beveled edge gypsum board 9 mm. thick by “ SCG ” or “ GYPMANTECH ” with galvanized metal studs #26 |
| Roofing materials | <p>In case of polished concrete roof, the paint type waterproofing system, TOA PU Waterproof with fiberglass mesh or equal will be applied.</p> <p>In case of Shingle Roof, use the Double layer type (the color chosen later) with equipment from manufacturer.</p> |
| Door and window accessories | |
| Main entrance door, Balcony door | By “ WINDSOR ”: Right Xtend , Single Lock type |
| General windows | By “ WINDSOR ”: Right Xtend , Single Lock type |
| General interior door | Stainless steel mortise lock set by “ MATURE ”: MTL-001-C or equal with stainless steel door stopper model MDH-006 or equal. |
| Bathroom door | Stainless steel knob by “ MATURE ”: MT-001 BK SS or equal with stainless steel door stopper model MDH-006 or equal. |
| Elder bathroom door | As specified by MOHNE' |
| Maid room door | Stainless steel mortise lock set by “ MATURE ”: MTL-001-C or equal with stainless steel door stopper model MDH-006 or equal. |

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| Maid bathroom door | Stainless steel knob by “MATURE”: MK-012-B SS (eco) or equal with stainless steel door stopper model MDH-006 or equal. |
| Hinge for general door/ bedroom/ maid room/ bathroom/ kitchen | Stainless steel butterfly hinge by “MATURE”: MH-S4325HS2BB or equal, 4 pieces/door |
| kitchen/ garage door (open to exterior) | Stainless steel mortise lock set by “MATURE”: MTL-001-C or equal with stainless steel door stopper |
| Hung type sliding door (if any) | By “HAFELE” or equal |
| SANTARY WARE | “AMERICAN STANDARD” or COTTO” (White color) or equal (as specified by company) |
| Water closet (maid bathroom) | 2 pieces water closet by AMERICAN STANDARD : NEW WINPLUS FRONT TF-2697SCW-WT-0 with rinsing spray model AS BASIC F75006-WTADY and stop valve model STD-A-4401 |
| Urinal (if any) | AMERICAN STANDARD: TF-6789N- WT-0 with flush valve (1 unit in bathroom downstairs) |
| Bathtub | N/A |
| Wash basin | For master bathroom, general bathroom, AMERICAN STANDARD: SIGNATURE WP-0420-WT , under the counter type For maid bathroom, AMERICAN STANDARD: STD NEW CODIE-S 0948-WT-0, wall hung type. |
| Wash basin faucet | For master bathroom, general bathroom AMERICAN STANDARD: SIGNATURE A-1706-10-LL For maid bathroom AMERICAN STANDARD: WINSTON FFAST601-1T1500BT0 |
| Bathroom counter | Counter topped with Porcelain tile same as the wall, not available for maid bathroom. |
| Wall mounted faucet for shower | For master bathroom, general bathroom AMERICAN STANDARD: ARC EXP A-J56-10 For maid bathroom, AMERICAN STANDARD: STD AS BASIC F21033-CHADY |
| Shower head set | For master bathroom, general bathroom, AMERICAN STANDARD: MILANO F46044-CHACT For maid bathroom, AMERICAN STANDARD: STD AS BASIC F46103-CHADYHS |
| Wall mounted faucet | AMERICAN STANDARD: AS BASIC F22078-CHADY 1 for each bathroom |
| Towel bar | AMERICAN STANDARD: CONCEPT R K-2801-46-N , chromium color |

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| Soap holder | For master bathroom, general bathroom, AMERICAN STANDARD: CONCEPT R K-2801-42-N chromium color For maid bathroom RASLAND: RA-BENZ-9894 |
| Tissue holder | For master bathroom, general bathroom, AMERICAN STANDARD: CONCEPT R K-2801-43-N chromium color For maid bathroom RASLAND: RA-822626 |
| Shelf | For maid bathroom RASLAND: RA-B30044 |
| Mirror | For master bathroom, general bathroom, AMERICAN STANDARD: SASSI LQ-02 For maid bathroom COTTO: MM004#6 |
| Bathroom floor drain | Odor trap, stainless steel floor drain by AMERICAN STANDARD: STD A-8200-N, 2 for each bathroom. |
| WATER | PVC pipes by SCG or THAI PIPE |
| Clear water pipe | ¾" dia. PVC pipe (class 13.5) for main pipe from building to meter, length not exceed 20.00 m. with ball valve, metal hand, separating for each floor. ½" dia. PVC (class 13.5) for branch pipe. |
| Waste water/ Drain | 4" dia. PVC pipe (class 8.5) for sewage pipe. 2" dia. PVC (class 8.5) for drainage pipe and 3" dia. for main pipe (class 8.5) |
| Ventilation pipe | 1" dia. PVC pipe (class 5.0) |
| Rain-water drainage | 2" dia. PVC pipe for branch rainwater pipe and 3" dia. for main water pipe (class 8.5). 2" skull shape stainless steel floor drain for balcony or concrete slap roof. |
| SANITARY SYSTEM | |
| Drainage pipe | Asbestos cement pipe dia. 8" to public drain (Not exceed 16.00 m. long from the house). |
| Manhole | 30x40 cm. precast manhole every 6.00 m. interval and every bends or corners. |
| ELECTRICITY SYSTEM | Electric cables and equipment comply with the Standard of Metropolitan Electricity or Provincial Electricity Authority. Electricity cable by THAI YASAKI or equal. |
| Main income wiring | Single copper wiring PVC insulated (THW#16 sq.mm.) The length from wall to meter not exceed 20.00 m. |

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| Main telephone cable | Four cores wiring not exceed 20.00 m. from meter to the house put in PE conduit ½" underground. |
| Internal wiring | Single copper wiring with PVC insulated with yellow PVC conduit in wall or on ceiling. |
| Air condition wiring | 1 point at Master Bedroom |
| Control panel | 15 Amps. 16 circuit breakers by "HACO" : HD-S116 or equal with Residual Current Device (RCBO). |
| Lighting switch | Flat wall mounted lighting switch by "HACO" switch cover model Primo PR-F001 / PR-F002 , 1 way switch model PR-FS111 install 1 switch for 1 room and 2 switches for master bedroom, 2 way switch model Primo PR-FS121 only at stair hall. |
| Receptacle | Flat wall mounted receptacle by "HACO" cover model Primo PR-F003 and 3 pin receptable model PR-E233 , install 2 for each room and 3 for living room (none for storage/bathroom). |
| Exterior receptacle | 1 set of Flat wall mounted receptacle by "HACO" cover model Primo PR-F003 and 3 pin receptable model PR-E233 with soft rubber waterproof case model IPW553-WH |
| Telephone outlet | 1 set of Flat wall mounted telephone outlet by "HACO" cover model Primo PR-F001 and 4 core telephone outlet RJ11 model PR-P024 |
| T.V. outlet | 1 set of Flat wall mounted T.V. outlet by "HACO" cover model Primo PR-F001 and 75 ohm T.V. outlet model PR-T075 |
| LAN outlet | 1 set of Flat wall mounted LAN outlet by "HACO" cover model Primo PR-F001 and CAT6 LAN outlet model PR-J046 |
| Luminaire | Total budget not over 30,000 Baht |
| Emergency light | 1 set of twin LED lamp head emergency light at stair hall or as drawing specified. |
| ELECTRICITY AND WATER METER | |
| Permanent electric meter | 15 Amps, (Excluded fee and deposit for meter and the service area extension fee) |
| Permanent water meter | 1/2" diameter, (Excluded fee and deposit for meter and the service area extension fee) |
| PAINTING | BY TOA |
| External wall | External acrylic paint "TOA" : 4 SEASON or equal, 1 primer and 2 final coated |
| Internal wall | Internal acrylic paint "TOA" : 4 SEASON or equal, 1 primer and 2 final coated |

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| Steel surface/HDF panel | Emulsion paint "TOA": Glipton or equal 1 primer and 2 final coated |
| Facia/Fiber Cement Board | External acrylic paint "TOA": 4 SEASON or equal, 1 primer and 2 final coated |
| OTHER WORK | |
| Termite protection system | Springer system with "SCG" or "THAI PIPE" PVC pipe. 1/2" class 13.5 is installed beneath the first-floor structure for termite protection chemical from the service provider. The owner pays for the chemical and service fee. |
| Tile adhesive | Glue cement by SCG, WEBER, CROCODILE or equal |
| Section 6 Warranty | |
| Structure | 20-year warranty |
| General work | 1 year warranty exclude natural depreciation of materials due to long used and misused |

Remarks: The company reserves the right to change the list if needed but the price of the materials is not less than that stated above. The cost of the construction does not include:

- Old building demolition - Interior decoration and garden - Air conditioner system.
- Water drainage outside the construction site. - Mosquito net, door and window steel bars, rain gutter.